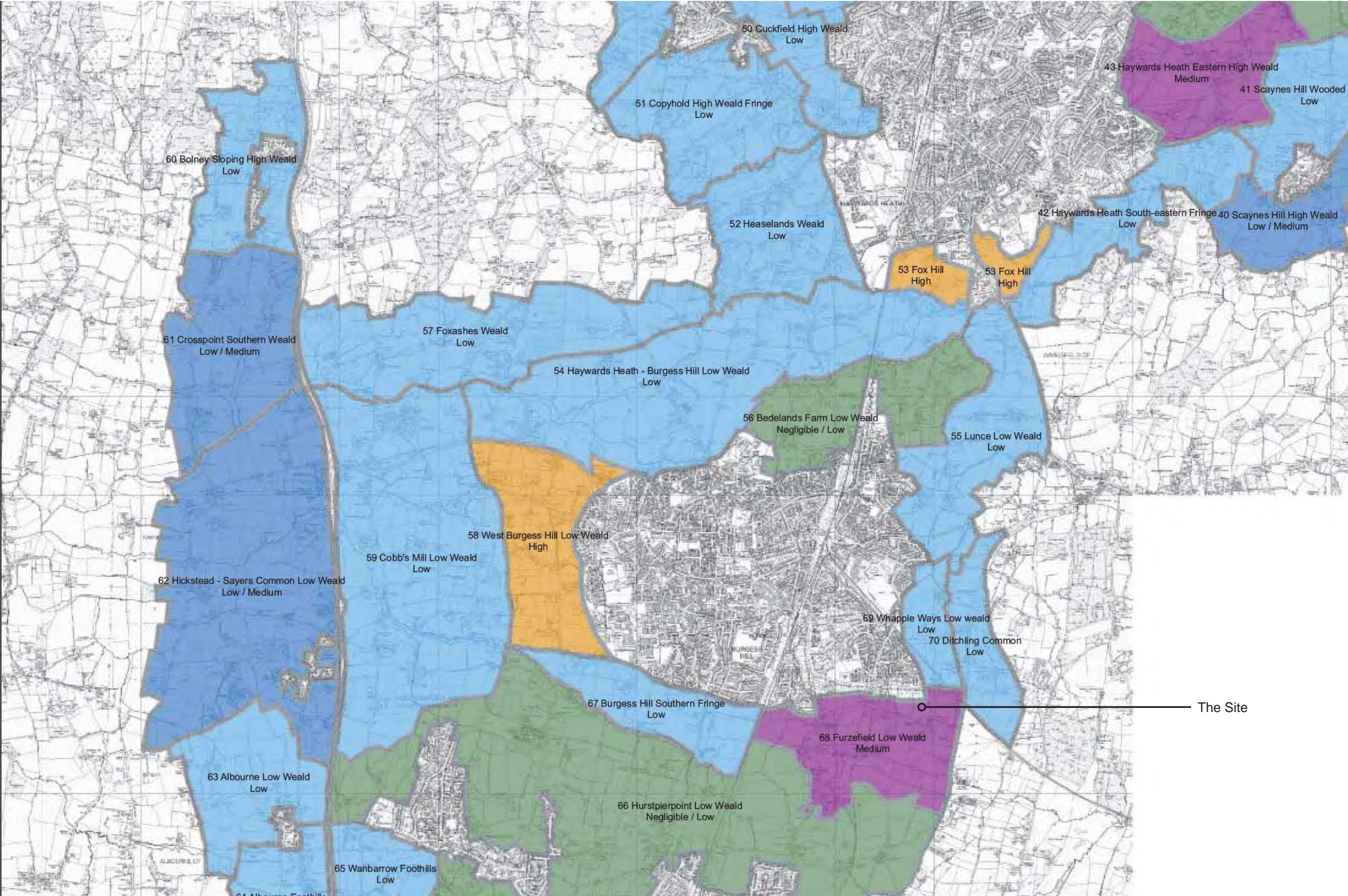
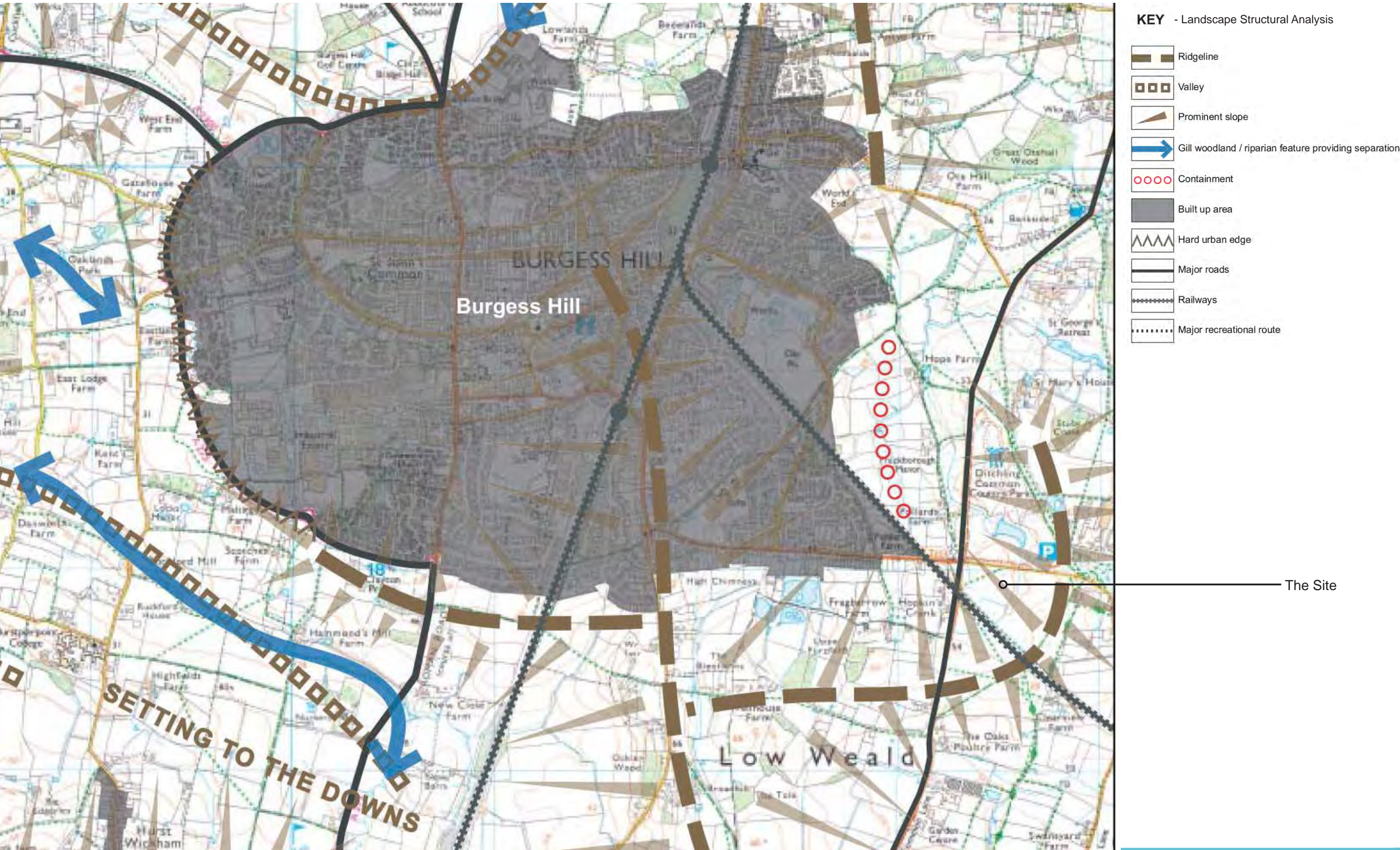


APPENDIX A - EXTRACT FOR LCA 68 (HDA, 2007)





APPENDIX B - EXTRACT FOR SHLAA SITE 534 (LUC, 2015)




SHLAA Site:	Land south of Folders Lane (to the east of Wintons fishing lakes), Burgess Hill		SHLAA I	534	Landscape Character Area:	Furzefield Low Weald
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Pastoral landscape with dense hedgerow network and low boundary loss.	4	The bulk of the Site is well contained by dense hedgerows with many mature oaks, but internal field boundaries are denuded. The fields to the south-west slope inwardly to form a shallow valley, and have post and rail fences, reflecting their use as paddocks. The field to the east appears less managed and is relatively flat.		
Settlement Setting	3	Boundary vegetation along urban edge. Very low intervisibility. Gently undulating plateau top. Similar topography to residential areas along Folders Lane.	3	The existing settlement edge to the south of Folders Lane is marked by a strong hedgerow boundary with mature trees, and development beyond this line has not yet occurred, other than adjacent to roads. However, similar strong hedgerows would also form the outer edges of the extended settlement were this Site to be developed. The land opposite the site to the north of Folders Lane has been developed as far east as the railway line. A small part of the site lies to the north of the hedgerow that marks the current urban edge as defined in the 2005 District Landscape Character Assessment.		
Visual Receptors			3	Higher ground to the south has a number of shaws, giving a well wooded character and screening the Site from the South Downs escarpment and from nearby National Park locations. A PRow runs north-south through the site, following the mature hedgerow, leads to the National Park boundary (on Common Lane).		
Sense of Rurality	3	Moderate. Very enclosed. Little intervisibility with surrounding landscape.	4	The enclosed character of the landscape creates a rural feel in the south-western part of the Site, although the equestrian land use is suggestive of an urban edge location. The eastern field is exposed to views of a house, and associated ornamental planting, on the northern boundary, and Fragbarrow Farm to the south, and area to the north of the hedgerow has more of an urban-edge character.		
Settlement Separation	2	Minor contribution to wider gap between Burgess Hill and Ditchling.	2	Development in this area would physically reduce the gap between Burgess Hill and Ditchling, but the wooded character of the landscape means that there is no perception of the proximity of the settlements.		
Overall Landscape Sensitivity	3	MODERATE	4	MEDIUM-HIGH. The south-western fields in particular, which comprise the bulk of the site, have a degree of rurality resulting from their strong outer field boundaries, but the eastern side of the site and the area to the north of the hedgerow that marks the urban edge in the 2005 character assessment are less sensitive.		

Landscape Value						
Landscape Designations	1		4	No designations apply to the bulk of the Site, but a very small area in the south-west corner, to the south of the hedgerow, lies within the South Downs National Park. There is no distinct edge to the National Park here - the strong field structure around the site can be seen to represent a		

				continuation of the field pattern within the designated area - but the Special Qualities are not greatly in evidence in the small area of the National Park which lies adjacent to the site.
Other Environmental Designations	2	LBs, minor flood, RSI, PSI.	1	None.
Setting of Valued Assets and Features	3	Setting to Ditchling Common. Glimpses of South Downs.	1	The site has no value as a setting.
Cultural and Historical Associations	3	Intact early post medieval and medieval.	3	Intact medieval field boundaries resulting from assarts are a feature of the National Park and the Weald. The fields in the Site are potentially of a similar age, but represent a more piecemeal, informal enclosure.
Perceptual Qualities	3	Moderate scenic beauty, fairly tranquil due to enclosure.	4	The enclosed character of the landscape makes it fairly tranquil, although the presence of nearby houses gives the eastern field more of an urban fringe character.
Overall Landscape Value	3	MODERATE	4	MEDIUM-HIGH. Proximity to the National Park is the key element in terms of landscape value, giving the Site a role as a buffer to the urban area, but there are no specific elements within the designated area, or visual interactions, which serve to elevate its value.

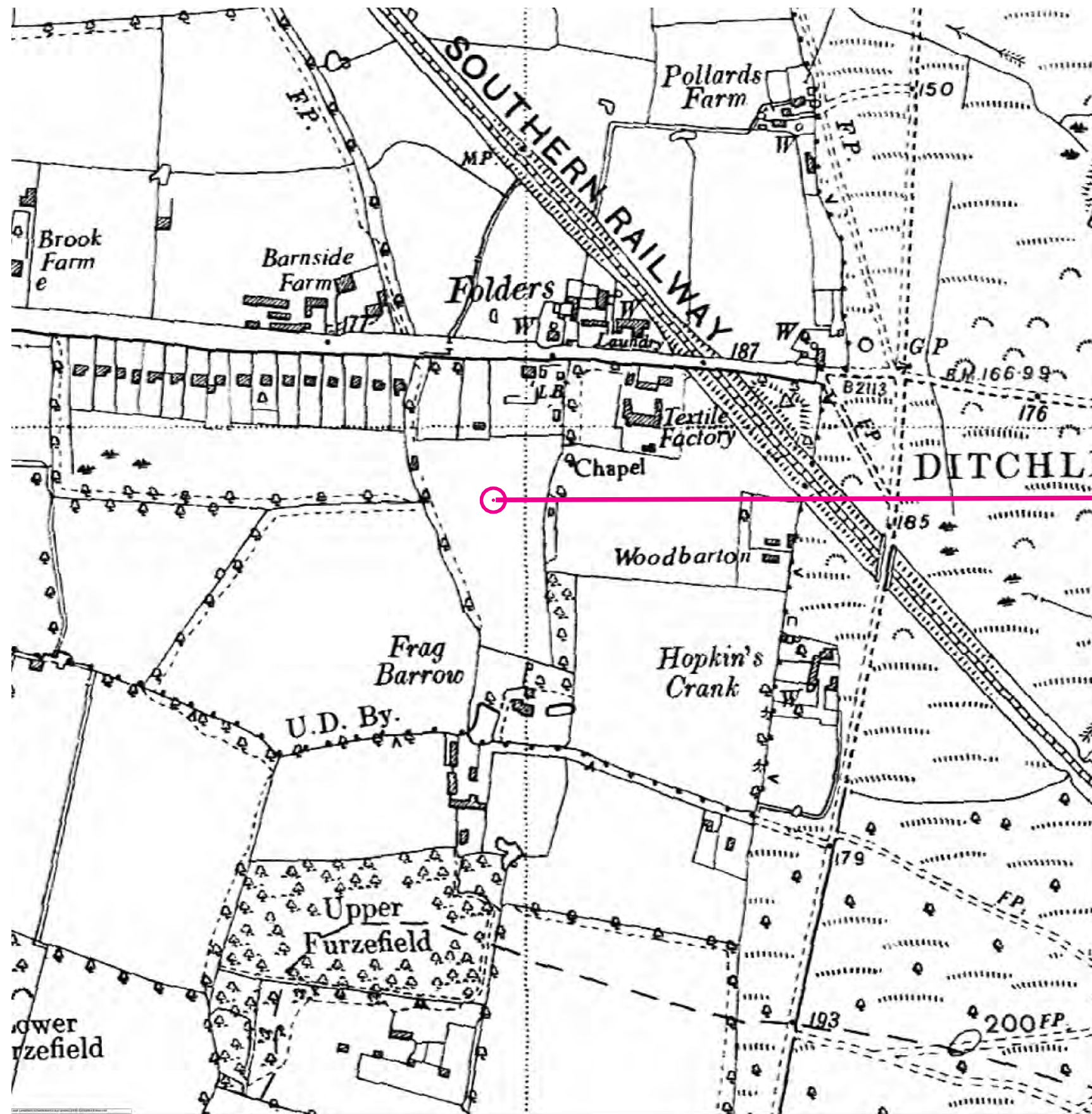
LCA Landscape Capacity	Site Landscape Suitability
Medium	<p>Area A is considered to have LOW-MEDIUM landscape suitability. This could accommodate development with a MEDIUM-HIGH yield.</p> <p>Area B is considered to have MEDIUM landscape suitability. This could accommodate development with a LOW-MEDIUM yield.</p> <p>Area C is considered to have MEDIUM-HIGH landscape suitability. This could accommodate development with a LOW yield.</p> <p>The fields to the south-west (area A) are the most sensitive in terms of rural character, settlement form and proximity to the National Park, so a generous buffer zone - e.g. a woodland block - would need to be maintained to the south. The area to the rear of the houses on Folders Lane (area C) is the least sensitive, but given the character of the houses on Folders Lane a development similar in form and scale to either Thornhurst or Folders Close would be most appropriate. The eastern field (area B) has more of an urban-edge character than the rest of the site and could also accommodate dwellings, although sensitivity would increase towards the southern end of the field where settlement would encroach upon Fragbarrow Farm and would in isolation represent an incongruous southward extension of the town. In terms of settlement form, if area A were developed alongside the two sites to the east (4 and 557) that also have strong hedgerow boundaries this would not represent a major change in terms of the form and setting of the settlement. In all cases it would be desirable to keep the hedgerows outside of private ownership, adjacent to access routes (for public use but also to facilitate management), and with wide buffer strips appropriately managed for biodiversity value.</p>

APPENDIX C - EXTRACT - DRAFT SITE ALLOCATIONS - SITE ID: 827 (OCT, 2019)

Site Selection - Housing		
Burgess Hill		
ID	827	Land South of 96 Folders Lane, Burgess Hill
		
Reproduced from Ordnance Survey Mapping, Mid Sussex District Council, 10/02/17/94, 2018		
Site Details		
Units:	43	Site Area (ha): 1.7
Part 1 - Planning Constraints		
1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey), to inform an archaeological mitigation strategy.
8 - Landscape	Medium	This site has moderate landscape sensitivity and moderate landscape value. This site could be visible from the South Downs National Park.
9 - Trees/TPOs	Low/Medium	TPO area lines the northern border and potential access route.
Part 2 - Deliverability Considerations		
10 - Highways		
11 - Local Road/Access	Moderate - Improve	Subject to technical review, it is considered that a suitable form of access can be provided.

Site Selection - Housing		
12 - Deliverability	Developable	Site is in control of a house builder, under an option agreement. Full planning application November 2018. Completions June 2020.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.
Part 3 - Sustainability / Access to Services		
14 - Education	10-15 Minute Walk	There is a requirement for improvements to the bus and rail interchange at Burgess Hill station. Contributions towards the new enhanced bus infrastructure in Burgess Hill as well as provision of additional and enhancement of cycle parking provision at the station. There is also an opportunity to tie-in with the work being undertaken through the Burgess Hill Road Space Audit that could enable the switch of highway provision from parking to bus priority infrastructure. Requirement for cycle path links into Burgess Hill town centre and towards the station.
15 - Health	More than 20 Minute Walk	
16 - Services	More than 20 Minute Walk	
17 - Public Transport	Poor	
Part 4 - Other Considerations		
Neighbourhood Plan		Minerals
POLICY H3 PROTECT AREAS OF TOWNSCAPE VALUE		No minerals considerations identified.
Waste		Environmental Health
No water or wastewater considerations identified		Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal		Notes
Positive effects are anticipated in relation to housing and regeneration SA objectives, whilst minor negative effects are anticipated in relation to the social objectives on the basis that the Northern Arc development will provide new facilities later in the plan period which are not in situ at the current time.		POLICY H3 PROTECT AREAS OF TOWNSCAPE VALUE; access within close proximity to Folders Lane area of townscape value.
Part 5 - Conclusion		
Summary	The site performs well in the assessment and the SA, with no biodiversity, heritage, townscape or access constraints identified. Additionally, the site's location near to services, facilities and transport suggest it is a sustainable location for growth. Furthermore, input from the Highways Authority identifies an opportunity for development of the site to contribute towards improvements to the bus and rail interchange at Burgess Hill.	
Recommendation	Site is proposed for allocation.	

APPENDIX D - HISTORIC ORDNANCE SURVEY MAPPING



Development Site Location.

Landmark
INFORMATION GROUP

Landmark Historical Map
County: SUSSEX
Published Date(s): 1950
Originally plotted at: 1:10,560



Viewpoint No. 01

Location: Pavement along the eastbound Folders Lane.

Direction of View: South west.

Date: 13st June 2017
Time: 14:00 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 53 metres AOD
Ordnance Survey Grid Coordinates: TQ 33052 18065

Description
Illustrative short distance view for local users of the pavement walking west along Folders Lane. The view is primarily of the protected mature oak trees in the foreground and extending beyond into the distance, where the form of a mature tree can be seen against the sky. There are glimpses through the near tree line of houses to the north east of the Site, with further new build infill to the left of view, with protected trees in the north eastern corner of the site visible beyond.



Viewpoint No. 02

Location: Public Footpath 59BH adjacent to Folders Lane.

Direction of View: South east.

Date: 6th December 2017
Time: 13:30 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 53 metres AOD
Ordnance Survey Grid Coordinates: TQ 32907 18071

Description
Illustrative short distance view for local users of the Public Footpath comprised of the mature woodland belt of mature oak trees along the northern boundary as part of the well tree'd and largely protected corridor along Folders Lane. Dense understorey scrub with a high percentage of evergreen species including holly and ivy is present along the Site northern boundary. There are glimpses of both the grassed area of the Site and roofline of existing houses set back from Folders Lane to the north east of the Site.



Northern part of Site

Viewpoint No. 03

Location: Public Footpath 59BH south of Folders Lane.

Direction of View: South east.

Date: 6th December 2017
Time: 13:27 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 53.5 metres AOD
Ordnance Survey Grid Coordinates: TQ 32913 18049

Description
Illustrative short distance view for local users of the Public Footpath comprised of glimpses through the dense scrub in the north western corner of the Site into the Site. To the left of view is a gateway with ‘Asbrook’ accessed off Folders Lane beyond. To the right of view dense scrub associated with the tree line along the western boundary is visible, with the start of a field ditch visible. To the centre of view post and rail fencing with blackthorn hedgerow and young trees are visible, with the footpath continuing within these.



Northern part of Site

Viewpoint No. 04

Location: Public Footpath 59BH.

Direction of View: South east.

Date: 6th December 2017
Time: 13:24 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 53.4 metres AOD
Ordnance Survey Grid Coordinates: TQ 32916 18004

Description
Representative short distance view for local users of the Public Footpath comprised of the mature wooded shaw with scrub to the right and a mixed unmanaged hedgeline beyond a post and wire fence to the left of view, with the enclosed public footpath within a green tunnel, despite vegetation being largely out of leaf in between. The green grass cover over the Site with the wooded shaw beyond along the eastern boundary is visible, glimpsed through the woody vegetation, which forms the unmanaged hedgeline.



Viewpoint No. 05a

Location: Public Footpath 59BH.

Direction of View: North east

Date: 6th December 2017
Time: 13:23 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 54.3 metres AOD
Ordnance Survey Grid Coordinates: TQ 32929 17932

Description
Illustrative short distance view for local users of the Public Footpath within a gap in the variously scrubby hedgeline along the western boundary. To the left of view poor condition post and rail fencing with mixed hedgerow and young trees are visible, with the footpath continuing within these. The northern part of the grassed Site area can be seen, with the detached dwellings of ‘Asbrook’ and an adjacent dwelling to the centre, surrounded by the tree line, subject to a tree preservation order along the part northern boundary of the Site. The mature treeline and dense scrub along the eastern boundary is visible to the right of view.



Viewpoint No. 05b

Location: Public Footpath 59BH.

Direction of View: South east

Date: 6th December 2017
Time: 13:23 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 54.3 metres AOD
Ordnance Survey Grid Coordinates: TQ 32929 17932

Description
Illustrative short distance view for local users of the Public Footpath within a gap in the variously scrubby hedgeline along the western boundary. To the right of view poor condition post and rail fencing with mixed hedgerow and young trees are visible, with the footpath continuing within these. The southern part of the grassed Site area can be seen, with the mature treeline with dense blackthorn scrub to its base at some 6-8m in height along the eastern boundary forming a backdrop and enclosing the Site.



Viewpoint No. 06a

Location: Public Footpath 59BH.

Direction of View: North east

Date: 6th December 2017
Time: 13:21 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 56.1 metres AOD
Ordnance Survey Grid Coordinates: TQ 32954 17871

Description
Representative short distance view for local users of the Public Footpath for a short stretch where the Footpath departs from the hedgerow lined path into the open grassed area of the Site. Visibility of the Site is as described for Viewpoint No. 5a.



Viewpoint No. 06b

Location: Public Footpath 59BH.

Direction of View: South east

Date: 6th December 2017
Time: 13:21 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 56.1 metres AOD
Ordnance Survey Grid Coordinates: TQ 32954 17871

Description
Representative short distance view for local users of the Public Footpath for a short stretch where the Footpath departs from the hedgerow lined path into the open grassed area of the Site. Visibility of the Site is as described for Viewpoint No. 5b.



Viewpoint No. 07

Location: Public Footpath 59BH from within land under development as: 'Land rear of 88 Folders Lane, Burgess Hill'
Direction of View: North east

Date: 6th December 2017
Time: 13:19 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 56.3 metres AOD
Ordnance Survey Grid Coordinates: TQ 32959 17826

Description
Illustrative short distance view for local users of the Public Footpath comprised of the belt of mixed deciduous trees with dense scrub layer along the Site's western boundary. There are glimpses over the dense scrub into the area above the Site.



Direction of View: North

Date: 23rd June 2020
Time: 14:10 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility

Description
The vegetation is in leaf. The Jones Homes development named Folders Grove is nearing completion to the left of view.



Viewpoint No. 08 Location: Public Footpath D18 along Fragbarrow Lane north of the Ridgeview Wine Estate and south of Fragbarrow House. Direction of View: North east	Date: 6 th December 2017 Time: 13:15 pm Weather: Clear weather conditions Lighting Conditions: Good visibility Approximate Ground Level: 58 metres AOD Ordnance Survey Grid Coordinates: TQ 32973 17731	Description Illustrative short distance view for local users of Public Footpath no. D18 and local residents or those visiting the Ridgeview Wine Estate to the west of Fragbarrow Road. The Victorian built Fragbarrow House provides the focus of attention with visibility of the area above the Site over intervening scrub and low building within the garden of Fragbarrow House but under the canopy of mature trees in the foreground.
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Viewpoint No. 09 Location: Public Footpath D18 along Fragbarrow Lane. Direction of View: North west	Date: 6 th December 2017 Time: 13:13 pm Weather: Clear weather conditions Lighting Conditions: Good visibility Approximate Ground Level: 56.6 metres AOD Ordnance Survey Grid Coordinates: TQ 33071 17719	Description Illustrative short distance glimpsed view through a gap in the roadside vegetation for local users of Public Footpath no. D18 and local residents or those visiting the Ridgeview Wine Estate to the west along Fragbarrow Road. Beyond the intervening field in use as pasture the wooded field boundary extends as a wooded shaw from the east of Fragbarrow House along the eastern edge of the Site, before meeting with the northerly field boundary of this intervening field. There are glimpses through the boundary vegetation of the area above the south eastern part of the Site.
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Viewpoint No. 10

Location: Public Footpath D18 along Fragbarrow Lane west of Common Lane (B2112).

Direction of View: West

Date: 6th December 2017
Time: 13:12 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 55.6 metres AOD
Ordnance Survey Grid Coordinates: TQ 33189 17678

Description
Illustrative short distance glimpsed view through a gap in the roadside vegetation for local users of Public Footpath no. D18 and local residents or those visiting the Ridgeview Wine Estate to the west along Fragbarrow Road. Beyond the intervening field in use as pasture the wooded field boundary extends as a wooded shaw from the east along the eastern edge of the Site, intermingling at this angle with intervening field boundary vegetation. There are glimpses through the boundary vegetation of the area above the central eastern part of the Site.



Viewpoint No. 11




Location: Stroudley Drive within The Jones Homes development named Folders Grove adjacent to the proposed vehicular access.

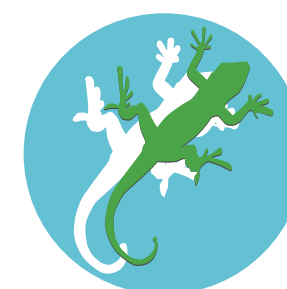
Direction of View: South east

Date: 23rd June 2020
Time: 14:10 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 56.4 metres AOD
Ordnance Survey Grid Coordinates: TQ 32888 17933

Description
Illustrative short distance view of the point to the south of a pond established as part of the development nearing completion about which the proposed vehicular access to the Site is proposed. The intervening tree line and dense scrub layer along the Site's western boundary can be seen to the left of view, with the recently developed housing to the right of view. There are glimpses over the dense scrub into the area above the Site.

APPENDIX F - NO VISIBILITY SCHEDULE

Ref	Location and Direction of View	View Details	Reasons for exclusion	Image taken
A	Location: Adjacent to the Ditchling Common Country Park on the pavement adjacent to the roundabout bewteen Common Lane and Folders Lane. Direction of View: South west	<i>Date:</i> 6 th December 2017 <i>Time:</i> 12:51 pm <i>Weather:</i> Clear weather conditions with cloud cover <i>Lighting Conditions:</i> Good visibility <i>Approximate Ground Level:</i> 53 metres AOD <i>Ordnance Survey Grid Coordinates:</i> TQ 32907 18071	Intervening density of vegetation and built form obscures visibility of the Site.	
B	Location: Public Bridleway No.25 on Open Access Land south of Ditchling Common Country Park. Direction of View: North west	<i>Date:</i> 6 th December 2017 <i>Time:</i> 13:04 pm <i>Weather:</i> Clear weather conditions with cloud cover <i>Lighting Conditions:</i> Good visibility <i>Approximate Ground Level:</i> 53 metres AOD <i>Ordnance Survey Grid Coordinates:</i> TQ 32907 18071	Intervening density of vegetation and built form obscures visibility of the Site.	
C	Location: High ground off the South Downs Way on the scarp face of the South Downs west of Ditchling Beacon Car Park. Direction of View: North	<i>Date:</i> 6 th December 2017 <i>Time:</i> 14:28 pm <i>Weather:</i> Clear weather conditions with low cloud cover <i>Lighting Conditions:</i> Good visibility <i>Approximate Ground Level:</i> 53 metres AOD <i>Ordnance Survey Grid Coordinates:</i> TQ 32907 18071	Distance, intervening density of vegetation and built form obscures visibility of the Site.	



LIZARD

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